



40 WEST | 87 ACRE INDUSTRIAL PARK

I-40 & S SARA RD., YUKON, OK

KRIS DAVIS, SIOR
 kgdavis@newmarkrp.com
 C: 405.202.9525

BRETT PRICE, CCIM, SIOR
 bprice@newmarkrp.com
 C: 405.613.8380

KARLEY HARPER
 kharper@newmarkrp.com
 C: 405.371.3498

NEWMARK
 ROBINSON PARK

LOCATION OVERVIEW

40 West is a new, 87 acre industrial park, offering exceptional visibility and access with frontage along I-40 between Sara Rd. and Morgan Rd. in Yukon, OK. Designed for flexibility, the site features fully customizable building options with infrastructure to support a wide range of operational requirements.

Ideally positioned for distribution, logistics, and advanced manufacturing users, **40 West** provides efficient access to major domestic markets. Located along I-40, one of the nation's primary coast-to-coast transportation corridors, the site connects businesses directly from California to North Carolina, streamlining access to key trade hubs, ports, and supply chain networks.

The park is also just 15 minutes west of Interstate-35, a critical north-south corridor for domestic and international commerce. I-35 connects major metropolitan areas across the South Central United States and serves as Oklahoma's primary transportation backbone, intersecting in OKC with I-40, I-44, and supported by I-240 and I-235.

This premier interstate connectivity provides a distinct competitive advantage through reduced transit times, enhanced shipping reliability, and scalable growth opportunities. Combined with the strength of the Oklahoma City market, **40 West** represents a premier industrial opportunity for companies seeking operational efficiency and national reach.

HIGHLIGHTS

I-2 Zoning

230,000 SF building delivering Q3 2027

I-40 frontage

Access from S Morgan Rd.

Sites for Build to Suit or purchase

Shovel ready sites

DRIVE-TIMES *in minutes*

15

15

20



230,000 SF BUILDING | DELIVERING Q3 2027

BUILDING 1 HIGHLIGHTS

24 dock doors, 15 dock punchouts

(24) 35k lb mechanical levelers, dock seals, and bumpers

2 grade level doors, 4 grade level punchouts

52' x 60' column spacing with 70' speed bay

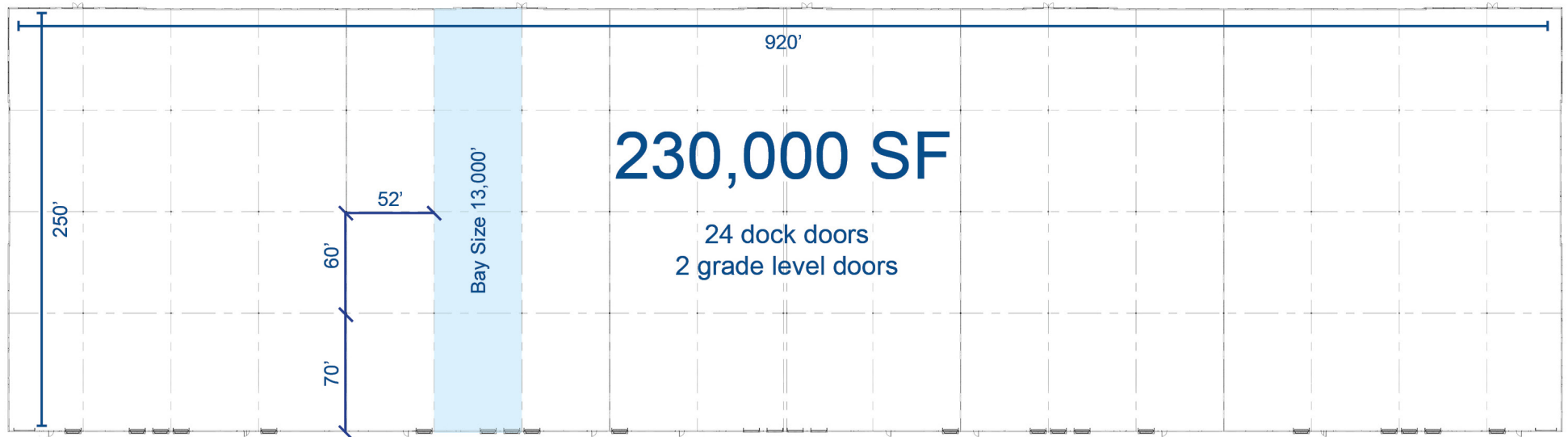
36' clear height

180' truck court

177 car parks

LED lighting at 30 fc

ESFR sprinkler



FLOOR PLAN 

OKC MARKET OVERVIEW



STATE CAPITAL
OF OKLAHOMA

1.5M

OKC METRO
POPULATION
2026

624
SQ MI

21ST LARGEST
US CITY

AAA

BOND RATING
OKC 2026
Moody's and S&P

3.6%

OKC METRO
UNEMPLOYMENT
April 2026



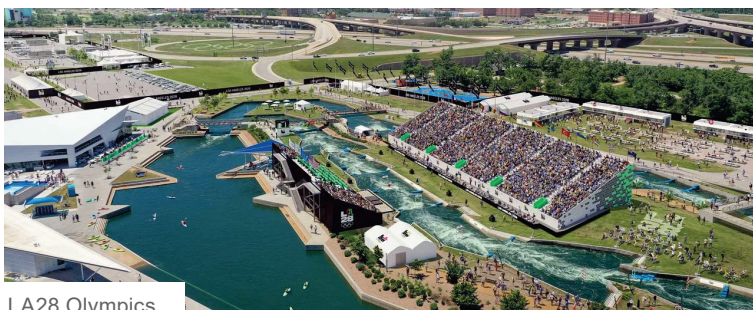
Continental Coliseum

Source: OKC Thunder



MAPS 4 Multipurpose Stadium

Source: Robinson Park



LA28 Olympics

Source: LA28

Oklahoma City entered 2026 with exceptional momentum, pairing civic alignment with major wins and catalytic investment. In October 2025, voters approved a record \$2.7 billion general obligation bond program covering 547 projects, without increasing the property tax rate. The city's national profile climbed in June 2025 when the Oklahoma City Thunder captured their first NBA championship in OKC, and downtown is rising to meet that moment with Continental Coliseum, a new state-of-the-art arena targeted to open late summer 2028.

The region's economic engine is equally compelling. Tinker Air Force Base secured a strategic 131-acre expansion that will increase aircraft maintenance capacity and support more than 1,000 new jobs over the next two decades. In southeast OKC, OKC 577 reached a milestone with Locke Supply's \$150 million 1.5 million square foot headquarters and distribution facility. Retail momentum is building across the metro, from Edmond's Legacy at Covell (anchored by a planned Whole Foods Market) to northwest OKC's destination pipeline led by Scheels. Logistics and aviation strengths continue to deepen through the new Hobby Lobby and BNSF intermodal facility, and AAR's 80,000 square foot expansion at Will Rogers International Airport. Looking ahead, OKC is preparing to host canoe slalom and softball for the 2028 Los Angeles Olympics, reinforcing the city's global profile.

Affordability remains a key advantage for the metro. The Council for Community and Economic Research's 2024 Cost of Living Index (COLI) ranked Oklahoma City as the most affordable U.S. city over 500,000 residents, with a composite score of 82.3. C2ER's Q2 2025 update again placed Oklahoma City at #1 with a score of 81.5, underscoring the region's ability to offer large-metro amenities at comparatively low costs.

Oklahoma City's Southwest Industrial Submarket is the largest in the city and the hub of the Oklahoma industrial market. It contains approximately 790 buildings and 38.9 million square feet of industrial and flex space with a 4.5% vacancy rate. The Southwest submarket also holds the largest share of Class A space in the Oklahoma City metro with 18.5 million square feet. The area is frequently targeted by prospective tenants due to its proximity to Will Rogers International Airport and the I-40/I-44 and I-240/I-44 interchanges. Notable companies who own or lease space in the Southwest submarket include Wal-Mart, Hobby Lobby, Amazon, Carvana, Fed Ex, and more. The total OKC industrial market includes over 151 million square feet of warehouse, manufacturing, and distribution center space, and a 6.3% vacancy rate.

